

AN ORDINANCE 2006 - 01 - 19 - 0111

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundary of 92.37 acres out of NCB 18288 from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

SECTION 2. A description of the property is attached as Exhibit "A" and made a part hereof and incorporated herein for all purposes.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective immediately upon passage if passed by eight or more votes otherwise this ordinance shall become effective January 29, 2006.

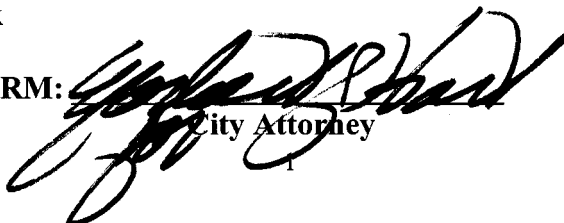
PASSED AND APPROVED this 19th day of January, 2006.

ATTEST:


City Clerk


MAYOR
PHIL HARDBERGER

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Z-1

Date: 01/19/06

Time: 03:31:55 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005259 (District 6): An Ordinance changing the zoning boundary from "R-6" Residential Single-Family District to "R-5" Residential Single-Family District on 118.94 acres out of NCB 18288, 8788 Reed Road as requested by Regent Communities Partners, L. P., Applicant, for Frank G. Persyn, Owner(s). Staff and Zoning Commission recommend approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		



FIELD NOTES
FOR
40.38 Acre Tract

Being a 40.38 acre tract of land out of the Elizabeth Plunkett Survey No. 72, Abstract No. 573, New City Block 18288, in Bexar County, Texas; said 40.38 acres of land being out of a called 100.351 acre tract in Volume 5879, Page 790, of the Real Property Records of Bexar County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a found $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap at the northwest corner of a 28' right of way dedication as shown on the correction plat of the Doral Subdivision Unit 5 recorded in Volume 8800, Page 107 of the Deed and Plat Records of Bexar County;

THENCE S $24^{\circ}56'39''$ E with the northeast line of said 100.351 acre tract, same being the southwest line of a Drainage ROW, and a 17' wide Access, Underground Telephone, and Overhead Electric Easement, as shown on the above mentioned plat, for a distance of 2157.52 feet to a point, a found $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap bears S $24^{\circ}56'39''$ E - 110.05 feet;

THENCE through the interior of the 100.351 acre tract for the following calls:

- S $43^{\circ}11'49''$ W for a distance of 382.93 feet to a point;
- With a non-tangent curve to the left having a radius of 700.00 feet and a central angle of $51^{\circ}38'48''$, the chord bears N $61^{\circ}28'40''$ W - 609.84 feet, for a distance of 630.98 feet to a point;
- N $87^{\circ}18'03''$ W for a distance of 153.86 feet to a point;
- N $02^{\circ}41'57''$ E for a distance of 273.00 feet to a point;
- S $87^{\circ}18'03''$ E for a distance of 62.28 feet to a point;
- N $17^{\circ}25'38''$ W for a distance of 98.29 feet to point;
- N $24^{\circ}53'43''$ W for a distance of 47.71 feet to point;
- N $24^{\circ}56'39''$ W for a distance of 797.48 feet to point;
- S $66^{\circ}13'03''$ W for a distance of 377.42 feet to point;
- S $69^{\circ}28'59''$ W for a distance of 61.13 feet to point;
- S $81^{\circ}49'49''$ W for a distance of 69.87 feet to point;
- N $84^{\circ}34'03''$ W for a distance of 69.87 feet to point;
- N $70^{\circ}41'29''$ W for a distance of 72.67 feet to point;
- N $62^{\circ}37'24''$ W for a distance of 80.00 feet to point;
- N $27^{\circ}22'36''$ E for a distance of 144.23 feet to point to a $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;
- With a tangent curve to the left having a radius of 270.00 feet and a central angle of $51^{\circ}09'33''$, the chord bears N $01^{\circ}47'49''$ E - 233.15 feet, for a distance of 241.08 feet to a $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;
- N $23^{\circ}46'57''$ W for a distance of 95.90 feet to point to a $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;

EXHIBIT A

To Ordinance No. _____
Passed and Approved on
January 19, 2006

Page 2 of 2
40.38 Acres

With a tangent curve to the left having a radius of 15.00 feet and a central angle of $90^{\circ}00'00''$, the chord bears $N 68^{\circ}46'57'' W$ - 21.21 feet, for a distance of 23.56 feet to a $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;
 $N 23^{\circ}46'57'' W$ for a distance of 15.00 feet to point to a $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap on the south right-of-way line of Reed Road;

THENCE with the south right-of way line of Reed Road (a variable width ROW), as defined by the called parallel offsets from the north right-of-way of line of said road as shown on the vacating and re-subdivision plat of Timber Ridge Unit 11 recorded in Volume 8900, Pages 14-15, and the subdivision plat of Timber Ridge, Unit-7 recorded in Volume 8200, Page 61, both of the Deed and Plat Records of Bexar County, for the following calls:

$N 66^{\circ}13'03'' E$ for a distance of 454.50 feet to a found $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;
 $N 65^{\circ}54'59'' E$ for a distance of 353.67 feet to a found $\frac{1}{2}$ " rebar with Denham-Ramones Engineering plastic cap;
 $N 66^{\circ}18'21'' E$ for a distance of 311.84 feet;

To the POINT OF BEGINNING, and containing 40.38 acres of land, more or less.

- Bearings shown are based on the NAD 83 Texas State Plane Coordinate System - South Central Zone obtained by GPS observations.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of "Denham-Ramones Engineering and Associates, Inc."

Date: *January 11, 2006*
Gary B. Neill

Gary B. Neill
R.P.L.S. #3964



Warning: Only those copies with the Signature and Seal in red should be relied upon.



FIELD NOTES
FOR
51.99 Acre Tract

Being a 51.99 acre tract of land out of the Elizabeth Plunkett Survey No. 72, Abstract No. 573, New City Block 18288, in Bexar County, Texas; said 51.99 acres of land being out of a called 100.435 acre tract recorded in Volume 5879, Page 800, of the Real Property Records of Bexar County, Texas; and being more particularly described by metes and bounds as follows:

BEGINNING at a point for the south corner of said 100.435 acre tract on the east, or northeast, line of a 76' wide drainage right-of-way as shown on the plat of the Richland Hills Unit-1 subdivision recorded in Volume 9000, Pages 113-115 of the Deed and Plat Records of Bexar County, Texas; a ½" rebar found disturbed bears S 47°32'58" W - 0.46 feet;

THENCE, with the east or northeast lines of said 76' wide drainage right-of-way, as described by said subdivision and as further described by the amending plat of Richland Hills Unit-3 shown on the plat recorded in Volume 9502, Pages 84-85, the replat and subdivision plat of Richland Hills Unit-4 recorded in Volume 9502, Pages 128-130, the replat and subdivision plat of Richland Hills, Unit-5A recorded in Volume 9506, Pages 150-151, and the replat and subdivision of Richland Hills, Unit-5B recorded in Volume 9506, Pages 149, all of the Deed and Plat Records of Bexar County, for the following calls:

- N 25°00'08" W for a distance of 901.11 feet to a set ½" rebar with Denham-Ramones Engineering plastic cap for an angle point;
- N 24°56'22" W for a distance of 2181.16 feet to a point, a second ½" rebar found disturbed bears S 51°20'50" E - 0.30 feet;

THENCE N 24°41'12" W, with the east or northeast line of a variable width (called 0.314 acres) drainage right-of-way, described in the replat and subdivision of The Reserve At Westover Hills Unit 15 recorded in Volume 9551, Page 225 of the Deed and Plat Records of Bexar County; and the current terminus of Military Drive West (86' ROW) for a distance of 387.71 feet to a set 1/2" rebar with Denham-Ramones Engineering plastic cap at the northeast corner of Military Drive West as currently platted;

THENCE through the interior of the 100.435 acre tract for the following calls:

- S 62°37'24" E for a distance of 891.84 feet to a found ½" rebar with Denham-Ramones Engineering plastic cap;
- With a tangent curve to the left having a radius of 25.00 feet and a central angle of 90°00'00", the chord bears N 72°22'36" E - 35.36 feet, for a distance of 39.27 feet to a set ½" rebar with Denham-Ramones Engineering plastic cap for a cusp point;
- S 27°22'36" W for a distance of 68.00 feet to a point;
- S 62°37'24" E for a distance of 543.12 feet to point;

Page 2 of 2
51.99 Acres

With a tangent curve to the left having a radius of 900.00 feet and a central angle of $02^{\circ}43'19''$, the chord bears $S\ 63^{\circ}59'04''\ E$ - 42.75 feet, for a distance of 42.76 feet to point;

$S\ 24^{\circ}39'17''\ W$ for a distance of 68.00 feet to a point;

$S\ 03^{\circ}09'46''\ W$ for a distance of 117.42 feet to a point;

$S\ 24^{\circ}56'22''\ E$ for a distance of 1555.00 feet to point;

$S\ 67^{\circ}55'42''\ E$ for a distance of 73.51 feet to point;

With a non-tangent curve to the left having a radius of 700.00 feet and a central angle of $45^{\circ}59'03''$, the chord bears $S\ 00^{\circ}55'13''\ E$ - 546.85 feet, for a distance of 561.80 feet to a point;

$S\ 23^{\circ}54'44''\ E$ for a distance of 10.02 feet to point on the southeast line of the above described 100.435 acre tract;

THENCE $S\ 66^{\circ}05'16''\ W$ with said southeast line for a distance of 606.47 feet to the POINT OF BEGINNING, and containing 51.99 acres of land, more or less.

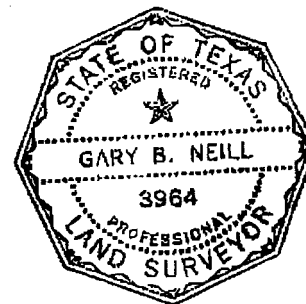
- Bearings shown are based on the NAD 83 Texas State Plane Coordinate System - South Central Zone obtained by GPS observations.

I hereby certify that this description conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by employees of "Denham-Ramones Engineering and Associates, Inc."

Date: *January 11, 2006*

Gary B. Neill

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Curve	DELTA	RADUS	TANGENT	L/DENOM	SS.M.
C1	90.0000	13.0000	25.00	38.27	35.60
C2	90.0000	220.00	120.24	241.00	211.51
C3	90.0000	18.00	15.00	21.50	21.51
C4	21.4933	986.87	388.87	986.87	508.43
C5	51.3845	700.00	348.74	630.00	508.44
C6	88.1521	700.00	636.45	105.85	957.07



ZONING EXHIBIT
for
184.95 Ac. Tract
ELIZABETH PLUNKETT SURVEY No. 722
ABSTRACT No. 573, N.C.B. 18286,
CITY OF SAN ANTONIO,
BEXAR COUNTY, TEXAS.

CASE NO: Z2005259

Staff and Zoning Commission Recommendation - City Council

traversing the subject property and linking with Southwest Military Drive at Potranco Road.

Zoning Commission Recommendation:

Approval

CASE MANAGER : Matthew Taylor 207-5876

VOTE

FOR	11
AGAINST	0
ABSTAIN	0
RECUSAL	0

Z2005259

ZONING CASE NO. Z2005259 – November 15, 2005

Applicant: Regent Communities Partners, L.P.

Zoning Request: "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

Chad Kerry, 900 Isom Road, representing the owner, stated that they propose to develop a single-family master planned subdivision.

Staff stated there were 149 notices mailed out to the surrounding property owners, 9 returned in opposition and 2 returned in favor and no responses from the Timber Ridge Neighborhood Association.

Everyone present, for and against having been heard and the results of the written notices having been received, the Chairman declared the public hearing closed.

COMMISSION ACTION

The motion was made by Commissioner Gray and seconded by Commissioner McAden to recommend approval.

1. Property is located on 200.78 acres out of NCB 18288 at 8788 Reed Road.
2. There were 149 notices mailed, 9 returned in opposition and 2 in favor.
3. Staff recommends approval.

**AYES: Martinez, Robbins, Rodriguez, Kissling, Farias, Marshall, Sherrill,
McAden, Avila, Stribling, Gray**

NAYS: None

THE MOTION CARRIED.

RESULTS OF COUNCIL HEARING December 15, 2005

City Council granted a continuance until January 5, 2006

RESULTS OF COUNCIL HEARING January 5, 2006

City Council granted a continuance until January 19, 2006

RESULTS OF NOTICE FOR COUNCIL HEARING

To be provided at Council hearing.

CITY COUNCIL AGENDA

ZONING CASE

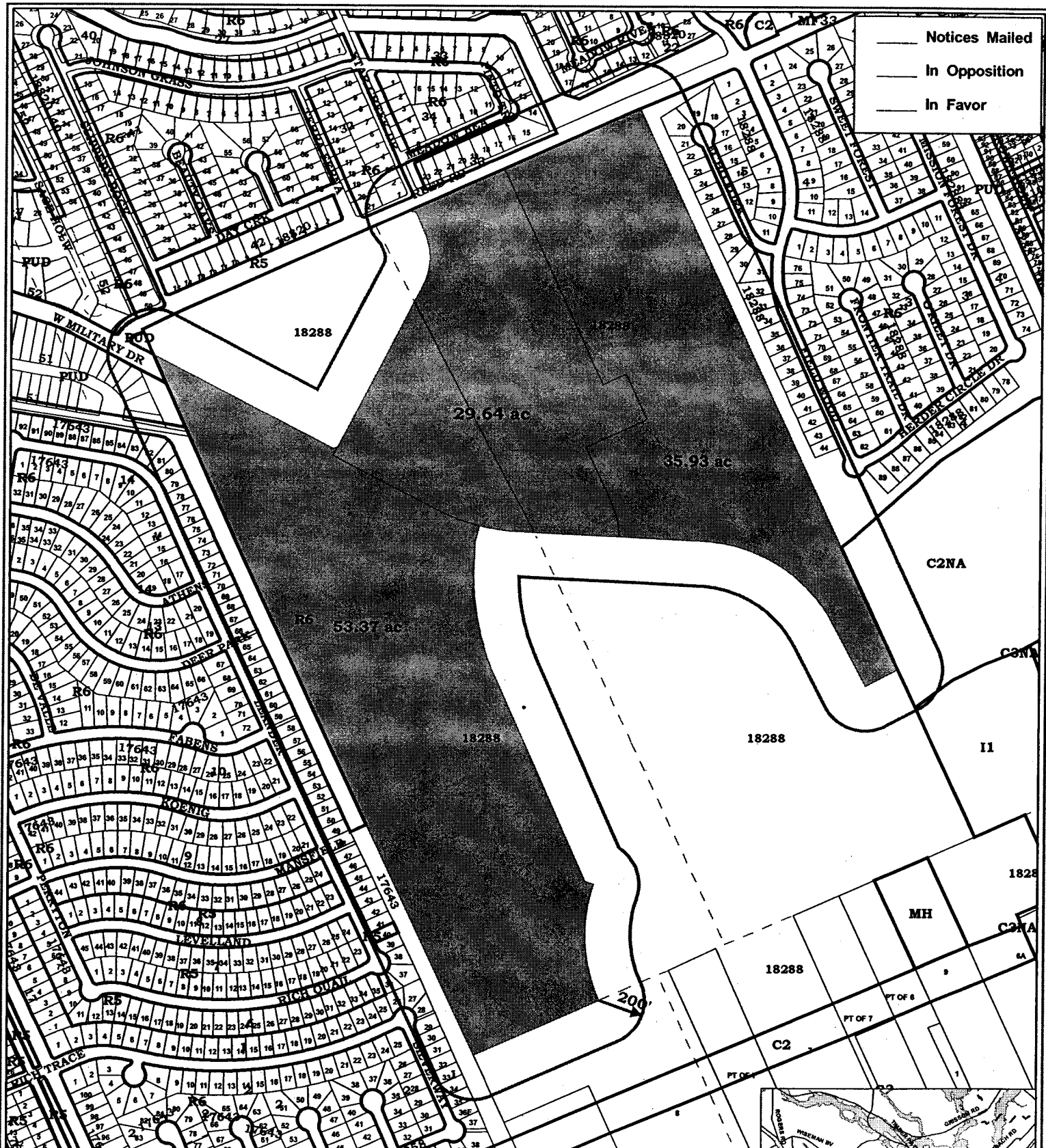
January 19, 2006

ZONING CASES

COUNCIL DISTRICT

Z2005259

6



ZONING CASE: Z2005-259

City Council District No. 6
Requested Zoning Change
From " R-6 " To "R-5"

Date: January 19, 2006

Scale: 1" = 600'

Subject Property

200' Notification



C:\Dec_6_2005

